176.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	211,800 / 211,800
					USE VALUE:	211,800 / 211,800
					ASSESSED:	211,800 / 211,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUTLER BETTY/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	28 SYLVIA ST
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	BUTLER NATHAN H & BETTY -
Owner 2:	-
Street 1:	28 SYLVIA ST
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains .04 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1882, having primarily Vinyl Exterior and 1987 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1740.000	63,100		148,700	211,800
Total Card	0.040	63,100		148,700	211,800
Total Parcel	0.040	63,100		148,700	211,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 106.59 | /Parcel: 106.59

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 117983

GIS Ref

GIS Ref

Insp Date 07/30/18

!13720!

PREVIOUS ASSESSMENT

Parcel ID 176.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	63,100	0	1,740.	148,700	211,800		Year end	12/23/2021
2021	101	FV	61,300	0	1,740.	148,700	210,000		Year End Roll	12/10/2020
2020	101	FV	61,300	0	1,740.	148,700	210,000	210,000	Year End Roll	12/18/2019
2019	101	FV	48,600	0	1,740.	146,600	195,200	195,200	Year End Roll	1/3/2019
2018	101	FV	50,100	0	1,740.	112,600	162,700	162,700	Year End Roll	12/20/2017
2017	101	FV	50,100	0	1,740.	106,200	156,300	156,300	Year End Roll	1/3/2017
2016	101	FV	50,100	0	1,740.	97,700	147,800	147,800	Year End	1/4/2016
2015	101	FV	47,400	0	1,740.	91,400	138,800	138,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:38:08

LAST REV

Date	Time
08/10/18	09:30:54
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13720

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUTLER NATHAN H	1460-84		9/29/2014	Convenience	1	No	No		
ZACHARIAS MARTH	582-5		11/26/1956			No	No		Unable to read registry stamps for considerat

USER DEFINED

Prior Id # 1:	117983
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	Meas/Inspect	BS	Barbara S
10/17/2008	Meas/Inspect	189	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
1/5/2000	Meas/Inspect	276	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		1740		Sq. Ft.	Site		0	70.	1.22	6			Other	-55					148,743						148,700	

Total AC/HA:	0.03994	Total SF/SM:	1740	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	148,743	Spl Credit		Total:	148,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1882	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:	PT - Part Town	80.	%
Override:			%
	Total:	86.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17843485
Const Adj.:	0.99970204
Adj $ / SQ:	153.151
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457576
Depreciation:	394431
Depreciated Total:	63146

COMMENTS

SCUTTLE 20%ARL 80%LEX ONLY 1 FAMILY LIVING HERE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

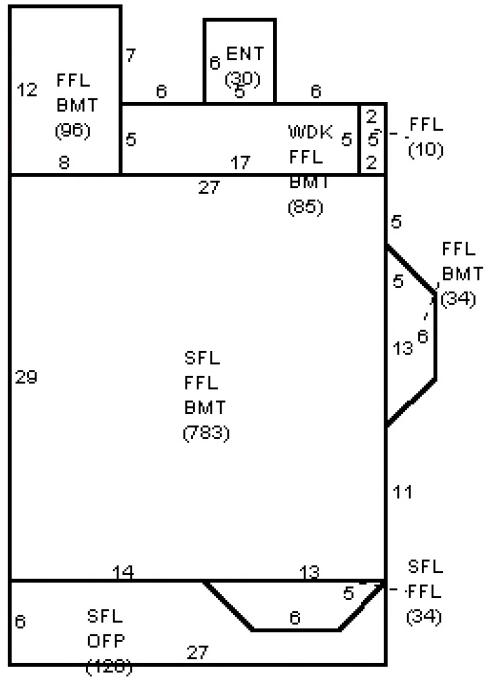
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	153.15
Special Features:	0	Val/Su Net:	19.55
Final Total:	63100	Val/Su SzAd	31.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,042	153.150	159,583
BMT	Basement	998	45.950	45,853
SFL	Second Floor	945	153.150	144,728
OFP	Open Porch	128	29.380	3,761
WDK	Deck	85	16.000	1,360
ENT	ENTRY	30	26.390	792

Net Sketched Area:	3,228	Total:	356,077
Size Ad	1987	Gross Area	3228	FinArea	1987
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc